

MINOR VARIANCE APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, August 2, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00175
Owner(s): Matthew Mailloux & Anna Margareth Amazur
Location: 40 Roslyn Avenue
Ward: 17 - Capital
Legal Description: Lot 52, Reg. Plan 88559
Zoning: R3Q [1475]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing garage and the one-storey portion of their two-storey detached dwelling and construct a proposed garage and a 6.63 metre x 8.43 metre, two-storey rear addition, as shown on plans filed with the Committee. The application indicates that a rear deck is also proposed to be constructed.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced rear yard setback of 27.25% of the lot depth (7.13 metres), whereas the By-law requires a minimum rear yard setback equal to 30% of the lot depth which, in this case, is 7.86 metres, and comprising of at least 25% of the lot area.
- b) To permit a reduced total combined side yard setback of 0.51 metres on the north side and 0.72 metres on the south side for a total of 1.23 metres, whereas the By-law requires a minimum total combined side yard setback of 1.8 metres, with one yard no less than 0.6 metres.
- c) To permit a balcony to project 2.09 metres into the required rear yard, whereas the By-law does not permit balconies to project into the required rear yard on lots which are less than 30 metres in depth.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.